



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS AGENDA

DECEMBER 1, 2015

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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Old Business:

1. Applicant: James Pilkenton
 Location: 165 Barcrest Drive
 Mon. Co. Tax No.: 060.09-5-16
 Zoning District: R1-E (Single-Family Residential)
 Request:
 - a) An area variance for an existing principal structure to have a (south) side setback of 6.4 feet, instead of the 7.6 feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
 - b) An area variance for an existing deck (1334.8± square feet) to have a (north & west) side setback of 0.0 feet, instead of the 8.0 feet minimum required. Sec. 211-11 E (1), Table I
 - c) An area variance for existing accessory structures, totaling 1083.4± square feet, instead of the 972.0 square feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 E (1), Table I
 - d) An area variance for proposed lot coverage of 42.8%, instead of the 28% granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
 - e) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (35.3± linear feet) to have a (north) side setback of 0.0 to 7.4 feet, instead of the 8.0 feet minimum required. Sec. 211-47 C (2)
 - f) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (20± linear feet) to have a rear setback of 0.0 feet, instead of the 36.8 feet minimum required. Sec. 211-47 C (2)
 - g) An area variance for an existing closed-construction fence (67± linear feet) to have a height ranging from 7.3± feet to 8.7± feet (measured from the top of said fence to the ground directly beneath it), instead of the 6.0 feet maximum permitted. Sec. 211-47

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2. Applicant: Avid Indoor Golf & Fitness and Ridgemont Properties, LLC
 Location: 3655 West Ridge Road & 3717 West Ridge Road
 Mon. Co. Tax No.: 073.04-2-17.11
 Zoning District: R1-E (Single-Family Residential) & R1-18 (Single-Family Residential)

 Request: a) An area variance for a proposed building-mounted sign ("Indoor Golf & Fitness"; 3.0 feet x 8.9 feet; 26.7 square feet), where none (0) are permitted. Sec.211-52 A
 b) An area variance for a proposed freestanding sign ("Avid Indoor Golf & Fitness"; 4.0 feet x 6.7 feet; 26.8 square feet), where none (0) are permitted. Sec. 211-52 A
 c) An area variance for an existing freestanding sign ("Ridgemont Country Club"; 6.0 feet x 6.0 feet; 36.0 square feet), where none (0) are permitted; and for said sign to be located 6.0 feet from the south right-of-way of West Ridge Road, instead of the 15.0 feet minimum required; and for said sign to be more than four (4.0) feet above the nearest street grade. Sec. 211-52 A, Sec. 211-52 A (1)
 d) An area variance for an existing freestanding sign ("Golf Instruction"; 6.0 feet x 6.5 feet; 39 square feet), where none (0) are permitted. Sec. 211-52 A
 e) An area variance for an existing freestanding sign ("Ridgemont Country Club"; 8.0 feet x 8.0 feet; 64 square feet), where none (0) are permitted. Sec. 211-52 A

New Business:

1. Applicant: Mark Nevada
 Location: 108 Floren Drive
 Mon. Co. Tax No.: 034.03-3-25
 Zoning District: R1-E (Single-Family Residential)

 Request: An area variance for a proposed enclosed porch (16.0 feet x 18.3 feet; 292.8 square feet) to be located 7.0 feet from an existing aboveground pool, instead of the minimum 10.0 feet (measured from the water's edge) required. Sec. 114-12.1 B (2)

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2. Applicant: H&R Block
 Location: 1100 Long Pond Road
 Mon. Co. Tax No.: 074.06-2-11.2
 Zoning District: BR (Restricted Business)
 Request: a) An area variance for a proposed (north side) second building-mounted sign (2.2 feet x 10.8 feet; 23.8 square feet), instead of the one (1) 113.6-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
 b) An area variance for a proposed (west side) third building-mounted sign (2.2 feet x 10.8 feet; 23.8 square feet), instead of the one (1) 113.6-square-foot building-mounted sign permitted. Sec. 211-52 B (2) (a) [1], Table VII
3. Applicant: Greece Town Center, LLC
 Location: 2496 West Ridge Road
 Mon. Co. Tax No.: 074.14-2-12
 Zoning District: BR (Restricted Business)
 Request: a) An area variance for a proposed freestanding sign with a sign area of 260.0 square feet (13.0 feet x 20.0 feet, including decorative support area), instead of the 80.0 square feet maximum permitted. Sec.211-52 B (1) (d), Table VI
 b) An area variance for a proposed freestanding sign (13.0 feet x 20.0 feet; 260.0 square feet, including decorative support area) to have a setback of 2.0 feet (measured from the north right-of-way line of West Ridge Road), instead of the 15.0 feet minimum required. Sec. 211-52 B (1) (b) [1]

ADJOURNMENT:

NEXT MEETING: December 15, 2015